

Heritage Statement



**Inglenook,
Nine Ashes Road,
Stondon Massey**

On behalf of
Mr Iain McKinnon

March 2023

Project Information

Site Address	Inglenook, 4 Stondon Green, Nine Ashes Road, Stondon Massey
Development Proposal	Alterations and single storey extension to house, demolition of existing garage and storage to be replaced and demolition of shed
Client	Mr Iain McKinnon
Local Authority	Brentwood Borough Council
Type of report	Heritage Statement

Author: Stacey Weiser BA MA IHBC
Principal Heritage Specialist

Reviewed By: Frederick Gatfield BA Heritage Assistant

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1. Introduction

- 1.1. This Heritage Statement has been prepared in support of a submission for full listed building application at Inglenook, Nine Ashes Road, 4 Stondon Green, Stondon Massey.
- 1.2. The proposal is alterations to the existing house, small single storey flat roofed extension at the rear, removal of existing shed, demolition of existing modern garage and storage structure and replacement with an annexe and secure storage building.
- 1.3. Number 4, Inglenook, is the northern, semi-detached part of a Listed Building. The southern part, Number 3, is also part of the Listed Building.
- 1.4. This report assesses the impact of the proposal on the Listed Building, and adjacent heritage assets. There are a total of four designated heritage assets to be assessed against this proposal. This includes two Listed Buildings and two Historic Environment Record monuments.
- 1.5. There is no Conservation Area in Stondon Massey.
- 1.6. There is no planning history for the building available from the Council's online portal.
- 1.7. The site and surroundings were visited by Parker Planning Services on the 22nd March 2022.
- 1.8. This Heritage Statement should be read in conjunction with the architectural plans and other supporting documents, which form this pre-application submission.

1.9. Drawings are courtesy of **MP Architects LLP**.

1.10. A pre-application was submitted to the council and included the first version of this heritage statement. Based upon their comments, the proposal has been amended. The heritage statement has also been amended as required.

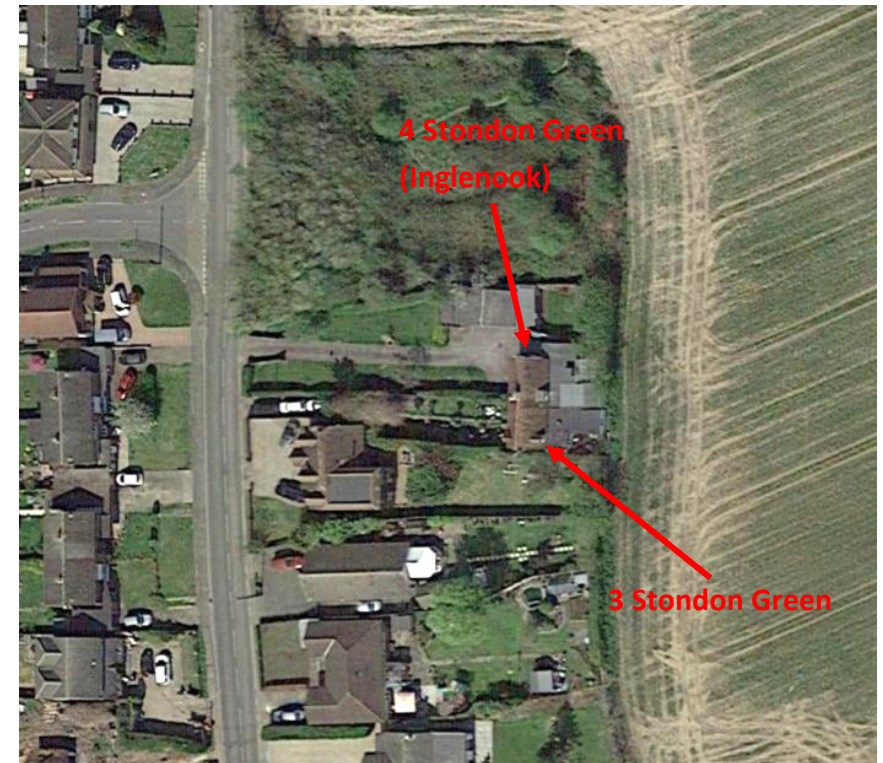


Figure 1 Satellite view of the site (Google Earth 2022)

2. The site historical context and map analysis

The village of Stondon Massey

- 2.1. Stondon Massey is a rural parish with mostly dispersed groups of houses. The village is thought to have had Saxon origins, the name meaning 'Stone Hill'. The settlement was perhaps formerly clustered around the hill, full of gravel pits, which gives the village its name. It has been said that the Black Death in the mid fourteenth century may have led to the dispersal of the settlement.
- 2.2. The Church of St Peter and St Paul stands on the hill, quite far from the modern-day centres of population. It could date back to around 1100 as it has a Norman-style door and windows. It was partially rebuilt in around 1400 and restored in the nineteenth century. Nearby is Stondon Hall, built in the sixteenth century and given fashionable new brick wings and chimneys in the seventeenth century. It was formerly the village manor house and has a partial moat.
- 2.3. The large house known as Stondon Place later became the principal manor house in the village. From 1593 this was the home of William Byrd (c.1540-1623) the famous composer of church music in Elizabethan and Jacobean times. Along with Thomas Tallis, he was granted by Queen Elizabeth I, a joint monopoly on the importing, publishing,

printing and sale of works of music on paper. He may have chosen to live at Stondon Place to be near to his friend and fellow Roman Catholic, Sir John Petre, the first Baron Petre, at Ingatestone Hall.

- 2.4. Between Stondon Hall and Stondon Place is Stondon Massey House. This is a red-brick Palladian villa on a compact square plan, with a high degree of symmetry around its four gabled fronts. It stands in grounds surrounded by belts of trees, making an enclosed park-like setting. This house, built in around 1800, was once the Rectory.
- 2.5. Stondon Massey retained its dispersed medieval layout well into the twentieth century. This is due to the rural and relatively depressed nature of the local economy. The population was just 200 in 1801, rising with the fortunes of farming to 299 by 1831. It had declined again to 213 by 1921, perhaps due to the Agricultural Depression, and the subsequent migration of rural labourers to the towns or overseas to the colonies.
- 2.6. Later in the twentieth century there was rapid development of housing for commuters, the village being within an easy distance of Brentwood, Chelmsford and Romford. Many new houses and bungalows were built around the junction of the Ongar Road and Nine Ashes Road, about a mile south of the church. The population rose to 489 in 1951, and 767 by the 2011 Census.

Map analysis

- 2.7. The earliest map to have been consulted is Chapman and André's Map of Essex, published in 1777. The scale of the map is small, so most individual buildings are not identifiable, but it does show the dispersed nature of the village, probably not much changed since medieval times.
- 2.8. The church is shown on the top of the hill, with Stondon Hall to the east, and to the west the park of Great Myles's – a country house that was demolished in the mid-nineteenth century. The group of farmhouses and cottages alongside the road at Stondon Green is indicated.
- 2.9. This map shows Parslow Wood Common to the east, fringed with small cottages and farmsteads. This had all been swept away by the nineteenth century and today it is open fields.
- 2.10. Other features of interest on this map include the old parsonage near the road, before it was rebuilt in Palladian style and surrounded by parkland in around 1800. Stondon Place is also shown with an indication of elaborate gardens.



Figure 2 Annotated extract from Chapman and André's Map of Essex, 1777 (map-of-essex.uk)

2.11. The earliest map found to show the site and surroundings in detail is the 1848 Tithe Map of Stondon Massey. This shows 3 and 4 Stondon Green among a small agglomeration of houses, with a further pair of cottages to the north which has since been demolished. The building appears not to have had modest rear and side extensions at this date. There were small outbuildings to the rear and a further pair of cottages towards the south along Nine Ashes Road. On the west side of the road, opposite numbers 3 and 4, was a yard of farm buildings associated with Soams Farmhouse. To the east was open farmland.

2.12. The tithe apportionment shows that the occupiers of the pair of cottages in 1848 were a Mr William Rainbird and 'Another'. The owner of both cottages, as well as the flanking cottages to north and south, and the two large fields to the east, was a Mr William Saggars.

2.13. William Saggars did not occupy any of his properties in Stondon Massey. In 1848 he was the tenant farmer at Lorking Farm in the neighbouring village of High Ongar. He is buried in the churchyard of St Mary's, High Ongar, his headstone saying he died in 1863 at the age of 82.

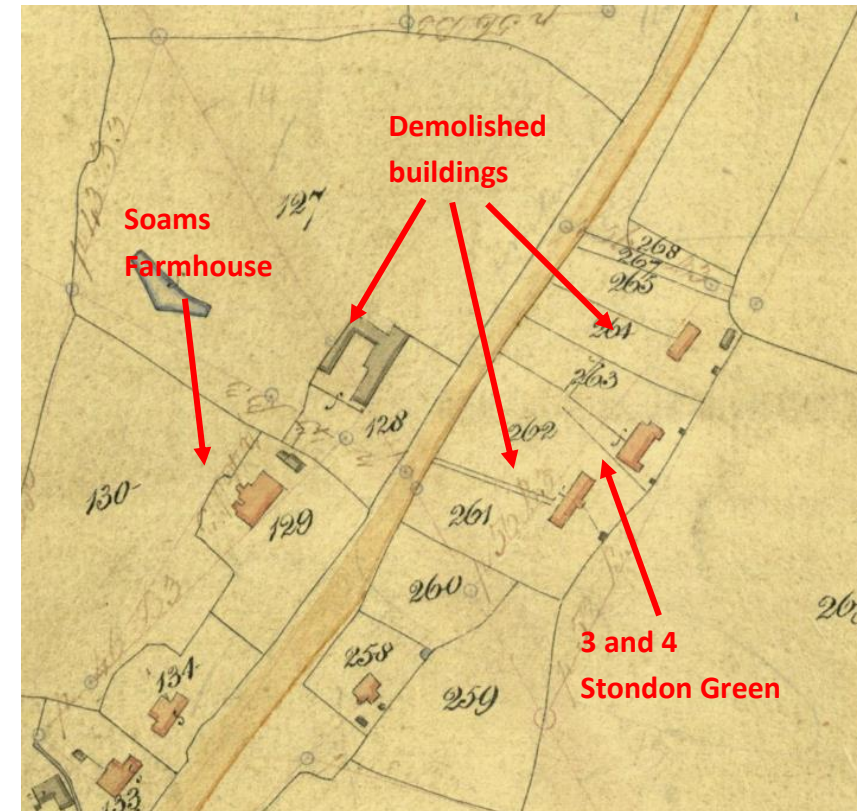


Figure 3 Annotated extract from the 1848 Tithe Map of Stondon Massey (The National Archives)

2.14. The twenty-five inches to a mile scale Ordnance Survey maps show the site and surroundings in some detail, as they were at the end of the nineteenth century. Both 3 and 4 Stondon Green had modest rear extensions. The cottage to the north (now demolished) is shown with some substantial outbuildings.

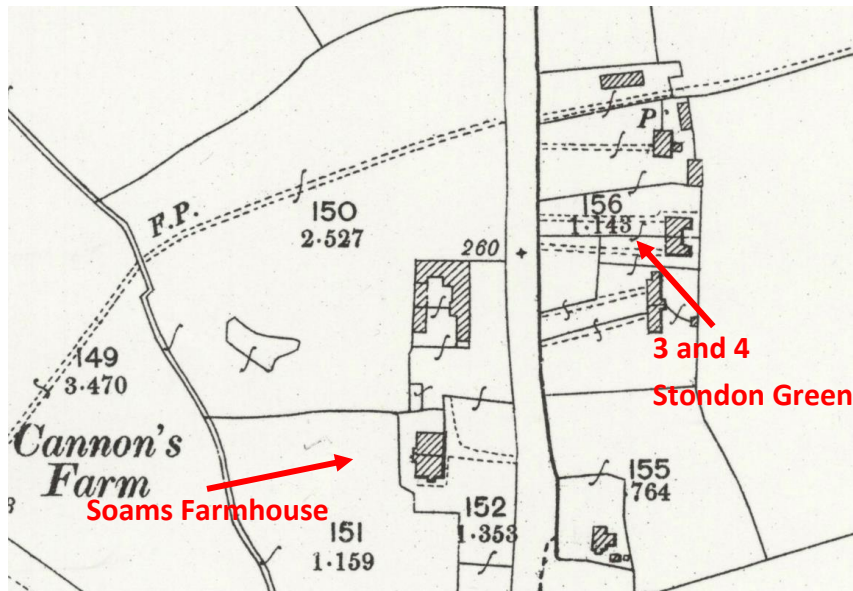


Figure 4 Annotated extract from 1895 twenty-five-inch OS map (National Library of Scotland)

2.15. The 1916 revised twenty-five-inch OS map shows no changes other than the loss of one of the outbuildings behind the cottage to the north of 3 and 4 Stondon Green, and the addition of a new building at Soams Farm. The demolition of all of the historic cottages and farm buildings around 3 and 4 Stondon Green must have taken place after 1916. Most of the modern houses and bungalows in the area appear to date from the 1960s or '70s.

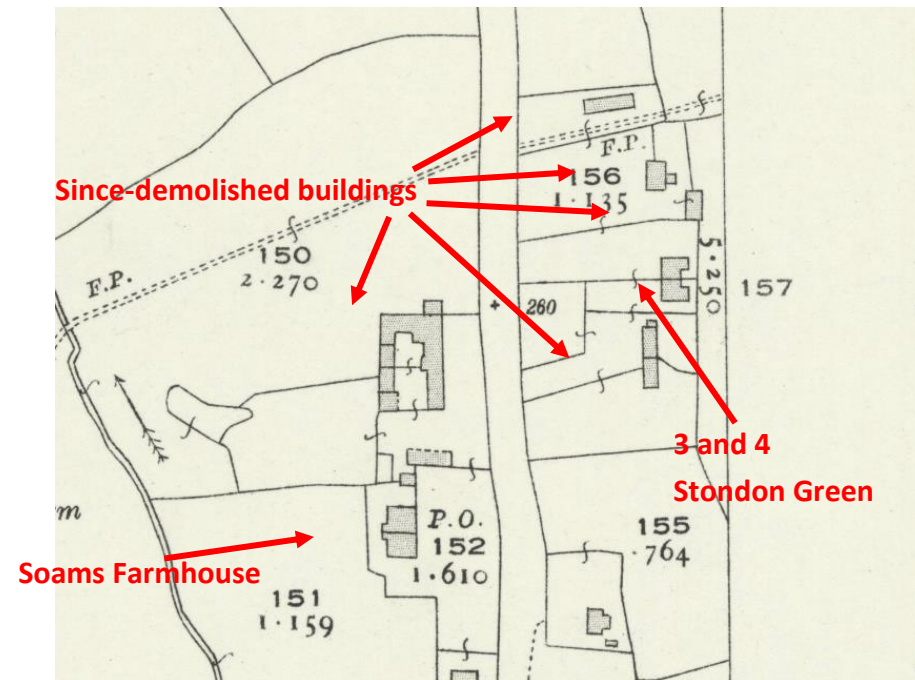


Figure 5 Annotated extract from 1916 twenty-five-inch OS map (National Library of Scotland)

2.16. Satellite images of the site from 2005 show how much the setting of 3 and 4 Stondon Green changed during the latter part of the twentieth century. The cottage and outbuildings to the north were demolished and their site became overgrown. The cottages to the south were demolished and replaced with Clifton, Sandstone, and Woodberry – three modern houses which block views from the street towards the listed building.



Figure 6 Annotated satellite image from 2005 (Google Earth)

- 2.17. On the west side of the road, opposite the site, the farmyard buildings formerly associated with Soams Farmhouse were demolished and a housing development called 'Some's Mead' was built on the land, in around the 1960s or '70s.
- 2.18. The listed building will be discussed in detail in the next section, but on this image the flat-roofed extensions to the east, and the garages to the north, can be seen.

3. Assessment of heritage assets, their significance and setting

Identifying the heritage assets

- 3.1. Both the National Heritage List for England (NHLE) and the local Historic Environment Record (HER) have been consulted. Essex HER records are available to view through the Heritage Gateway.
- 3.2. Number 4 Stondon Green, Nine Ashes Road, known as 'Inglenook', forms part of a grade II listed building which includes the neighbouring cottage, Number 3 Stondon Green.
- 3.3. Approximately 100m southwest of Inglenook is Soams Farmhouse – also a grade II listed building.
- 3.4. The site is within the area designated by the Essex HER as the 'Historic Dispersed Settlement' of Stondon Massey (SMR 19229). To the rear of the site is an area recorded in the HER as 'Crop marks of field boundaries' (SMR 19325).

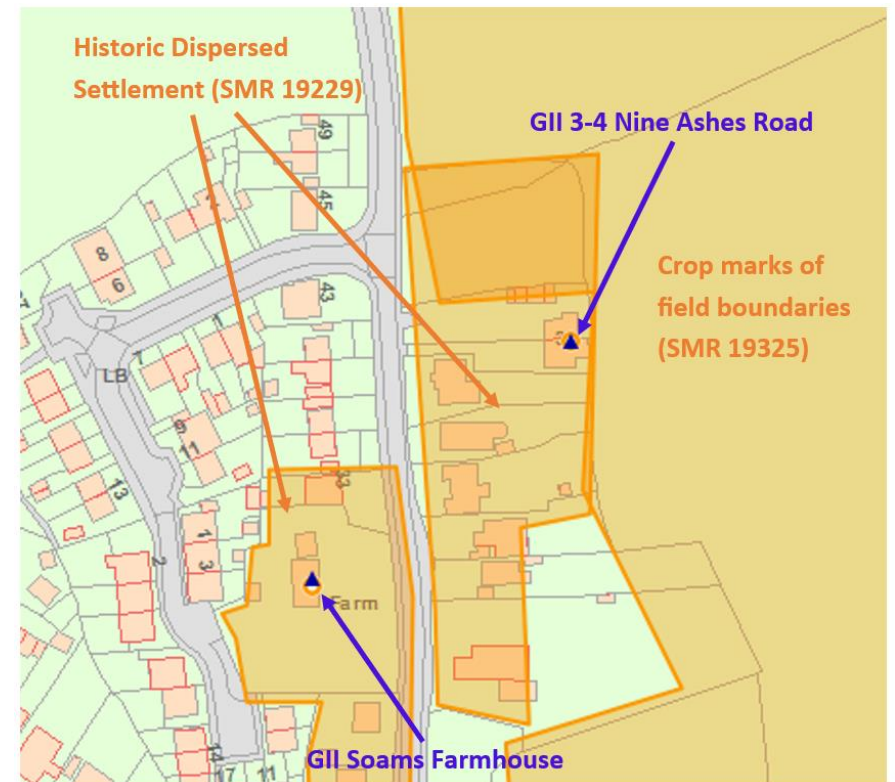


Figure 7 Annotated extract from Heritage Gateway GIS showing locations of both NHLE and HER designated heritage assets

Assessing Significance

- 3.5. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. This interest can be artistic, architectural, historical or archaeological. Historic England guidance has set out how significance can be assessed through considering the 'heritage values' of an asset. These values may be aesthetic, historical, evidential, or communal.
- 3.6. The NPPF defines 'Setting' as the surroundings in which a heritage asset is experienced. Elements of the setting may contribute or detract from the significance of the asset.
- 3.7. The list description for Soams Farmhouse says that it has a three-celled plan and probably dates to around 1600. Dateable internal features include lamb's tongue chamfer stops on beams, and a cyma-moulded corbel. Externally, the house has been much altered with roughcast render obscuring the timber framing and modern casement windows. Having been a modest, private farmhouse, this asset is of limited communal and historical value. However, it has a level of aesthetic value from its chimneys and peg-tiled roof. Its chief value is evidential as it is the only remaining building of what was once a farmstead. It has a plan form and internal features of interest, and it is one of the few remaining historic buildings in this part of Stondon Massey.



Figure 8 Soams Farmhouse, seen from Nine Ashes Road

- 3.8. The Essex HER record for the 'Historic Dispersed Settlement' of Stondon Massey (SMR 19229) covers those areas which are shown with buildings on Chapman and André's Map of Essex in 1777. This probably reflects the late medieval extent of the village, following the upheaval of the Black Death, which left the Church and Stondon Hall isolated on the hill. Stondon Green, at the junction of the Ongar Road with Nine Ashes Road, was a cluster of houses, with both Soams Farm and the cottages opposite indicated on the map. There is a level of evidential and historical value arising from how this evidence might be interpreted to gain insights into medieval settlement morphology and the impact of historical events such as the Plague and the enclosure of commons and greens. However, it is the

cartographic evidence which carries much of this value, as many of the historic buildings on the ground have been lost in the past century and a great deal of modern development has taken their place. The dispersed settlement does have aesthetic value, particularly in those wide-open spaces between the clusters of houses, near the landmarks of the church, the former Rectory and Stondon Place. Stondon Green itself has been somewhat marred by twentieth-century housing.

- 3.9. The crop marks of field boundaries (SMR 19325) on the open agricultural land to the east of the site carry evidential value. They corroborate field boundaries shown on historic maps. They show how farming practices have changed in recent decades. Further archaeological investigation might be conducted into the multiple farmsteads shown fringing Parslow Wood Common on Chapman and André's map.

Significance of Inglenook

- 3.10. Inglenook, along with its attached neighbour, Number 3 Stondon Green, form a grade II listed building. This was originally a single house and is thought to date back to the sixteenth century.
- 3.11. According to the detailed list description of 1994, it was a three-celled plan, and there may once have been an open hall in the middle, with one storeyed end, and a heated parlour at the south end. However, evidence of this early form is scanty due to restoration work.



Figure 9 Number 3 (Inglenook) and Number 4 Stondon Green, seen from the west

- 3.12. This house was much improved during 'The Great Rebuilding' – the trend throughout southern England for formerly open halls to be floored over, and brick chimney stacks built, in the decades around 1600. It was around this date that the first floor of Inglenook was at least partially inserted, while the large brick fireplaces and bread oven were added. The bread oven at Inglenook appears to be internally intact and in good condition, the brick fireplace appears to have been mostly rebuilt in the twentieth century.
- 3.13. The insertion of the chimney stack in c.1600 created a 'baffle' or 'lobby' entry, which is where the front door of Inglenook is now situated.

3.14. There have been some repairs and reinforcement to the rafters, but otherwise the original sixteenth-century side-purlin roof appears to survive.



Figure 10 Upper part of historic roof structure, visible in loft space above Inglenook

3.15. Without having had access to more than half of the listed building (Number 3 Stondon Green) it has not been possible to fully analyse the internal arrangement of the three-celled house. The list description indicates that the southernmost fourth bow is an addition of the eighteenth century, and the original parlour was at the south end. If this is true, then the ground floor of 'Inglenook' would have been a service room, which would be consistent with the provision of a bread oven.

3.16. There is a range of single-storey, flat-roofed extensions to the rear (east) of the sixteenth-century range, that projects slightly to the north, abutting one corner. These are of no special architectural or historic interest. The garages to the north also date from the twentieth century and are of no special interest.

3.17. Overall, the significance of the grade II listed building derives from the evidential value of its timber frame and plan form. The insertion of brick chimneys and a first floor show how expectations of comfort in rural houses were developing from the late sixteenth century. This value has been adversely impacted by restoration and rebuilding work. There are a number of twentieth-century features, including bowed oriel windows, which are inappropriate. There is also aesthetic value derived from the traditional materials, steeply pitched roof and chimneys. The flat-roofed extensions and garages somewhat detract from this.



Figure 11 Inside of the brick bread oven



Figure 12 The rebuilt brick fireplace in the room west of the baffle entry



Figure 13 Historic range on the right. Flat-roofed side and rear extensions are twentieth century and do not contribute to significance



Figure 14 Range of flat-roofed, twentieth-century garages do not contribute to significance and detract from the setting of the listed building

Contribution of Setting

- 3.18. As the historic maps have shown, the setting of Inglenook historically included agricultural buildings, neighbouring cottages set back from the road with long front gardens, open views to and from Nine Ashes Road, the Soams Farmyard across the road, and open farmland beyond.
- 3.19. This setting has changed enormously in the past hundred years. Both sets of neighbouring cottages have been demolished along with outbuildings. New houses have been built closer to the road, meaning Inglenook, which is set back, is now obscured. The farmyard across the road has been demolished and a large housing development built in its place. Views between the listed buildings Soams Farmhouse and 3 and 4 Stondon Green are no longer possible, due to the intervening modern houses and domestic fences, hedges, and other landscaping.
- 3.20. As such, the setting is not considered to contribute to the significance of the heritage assets. This is because of impact on the ability to appreciate the aesthetics of the remaining historic buildings, but also any understanding of the historical form of the group of cottages and farmyard cannot now be appreciated on the ground.
- 3.21. The twentieth-century extensions at Inglenook are somewhat subservient in scale and positioning, but their blocky outline, poor design and materials detract from the aesthetic value of the listed building. The range of garages is larger than is necessary.

4. Proposed Development

- 4.1. The existing dwelling appears to be approximately one-third of the larger total building. As a result, the living accommodation within the historic and oldest part of the building is incredibly limited. Rooms in the 20th century flat roofed extensions include a kitchen, bathroom and additional bedroom and living space.
- 4.2. The proposal includes internal alterations to the ground and first floor of the main house, small single-storey flat roofed extension to the rear of the property, demolition of the existing modern garage and shed structures to be replaced by new annexe and storage space and enhancements to the existing listed building replacing modern interventions with more appropriate, such as removal of the modern bow windows at ground floor with timber sash windows.
- 4.3. All new additions will be subservient to the main Listed Building in design and materials.
- 4.4. The historic part of the original building includes a ground floor lounge with an inglenook fireplace and original bread oven (well intact). Upstairs features two modest bedrooms created by the insertion of a false wall with transom windows to allow more light through. This creates a small hallway. There is a closet upstairs as well.
- 4.5. The modern 20th century extensions added a kitchen and bathroom downstairs along with a third bedroom. When built, there were no changes were made to the first floor.
- 4.6. The overall accommodation is basic and minimal, far from today's standards and expectations.
- 4.7. The combination of the new work will create a proper dwelling suitable for modern life and a family. It will give more space and flexibility to the building as well as the overall site.
- 4.8. There are no changes to the historic plan form.
- 4.9. See drawings for more detailed information on the proposed alterations.

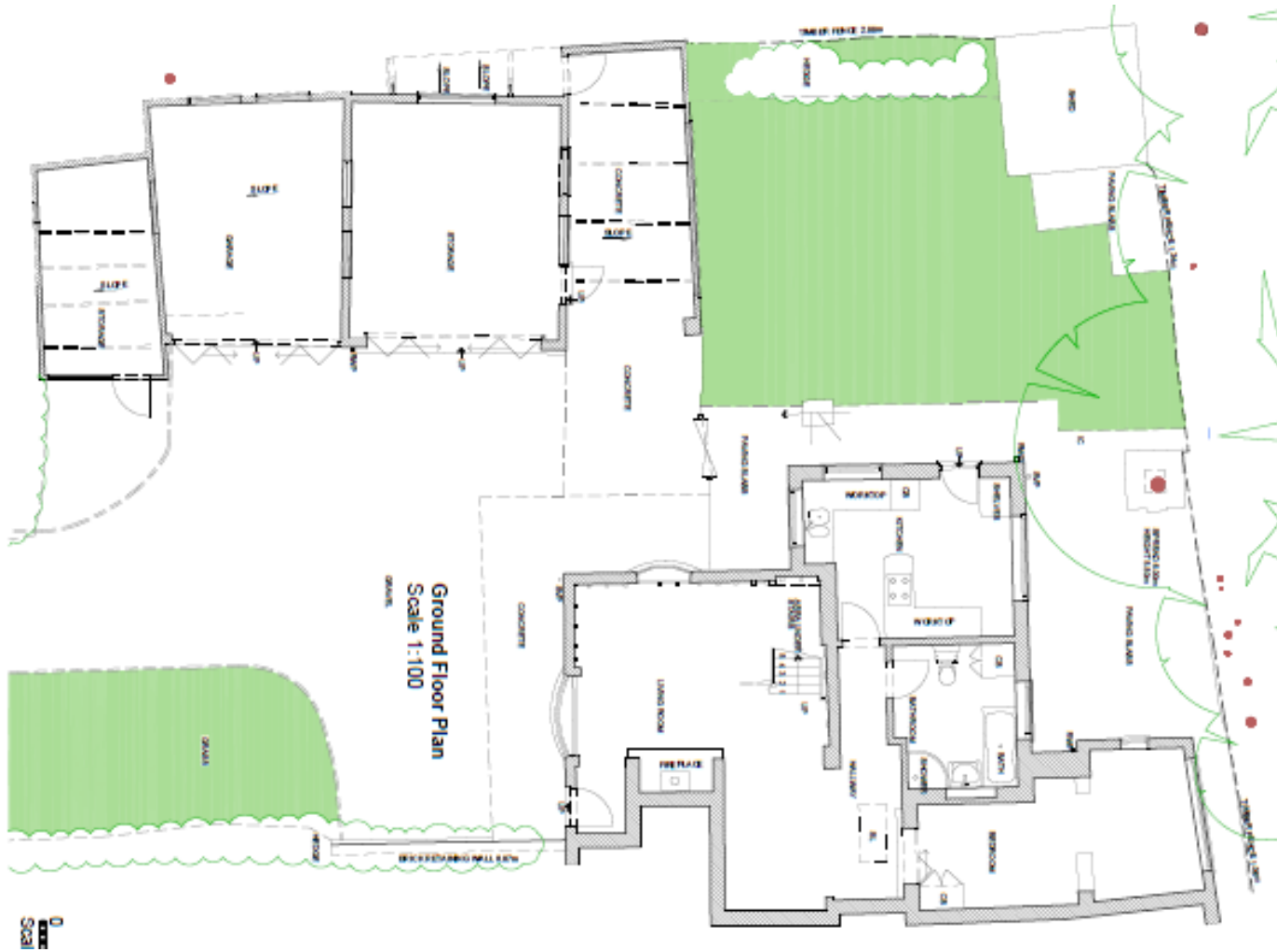


Figure 15 Existing ground floor plan



Proposals include:

- Replacement of modern poor-quality garage and storage outbuilding for new annexe and additional storage
- Removal of existing modern garden shed
- Replace modern bow windows with new timber
- Rework existing kitchen in modern extension to function better
- Addition of small single storey flat roof extension
- Rework existing bathroom in modern extension
- Add new rooflights in modern flat roof
- Remove modern doors and enhance existing bread oven as feature
- Replace UPVC windows in modern extension with new aluminium

Figure 16 Proposed ground floor plan

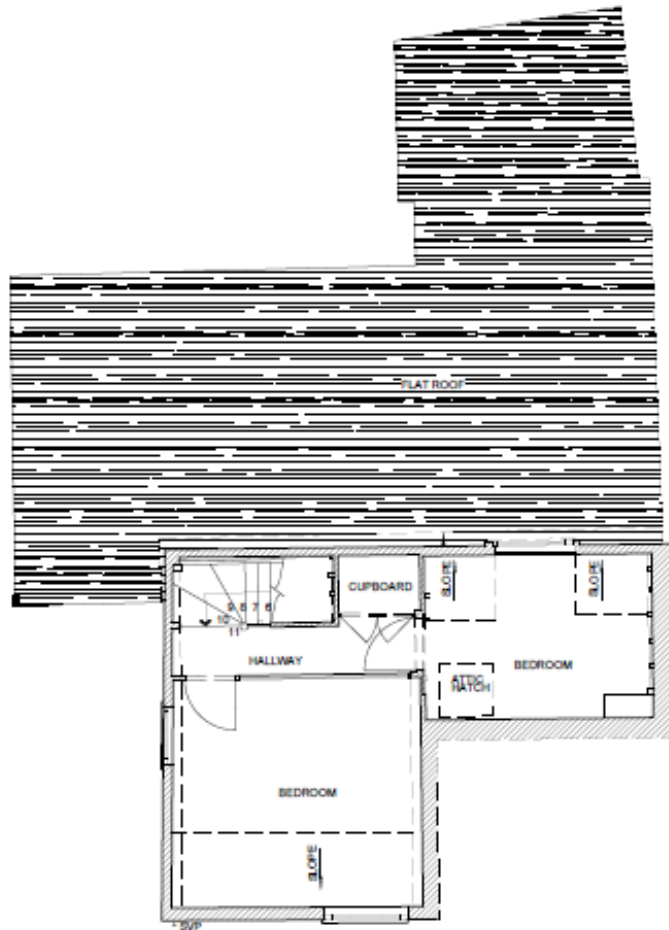


Figure 17 Existing first floor plan

- Proposals include:
- Removal of modern thin false partition
 - Relocate door to top of stairs creating new enclosure
 - Conversion of bedroom to shower room

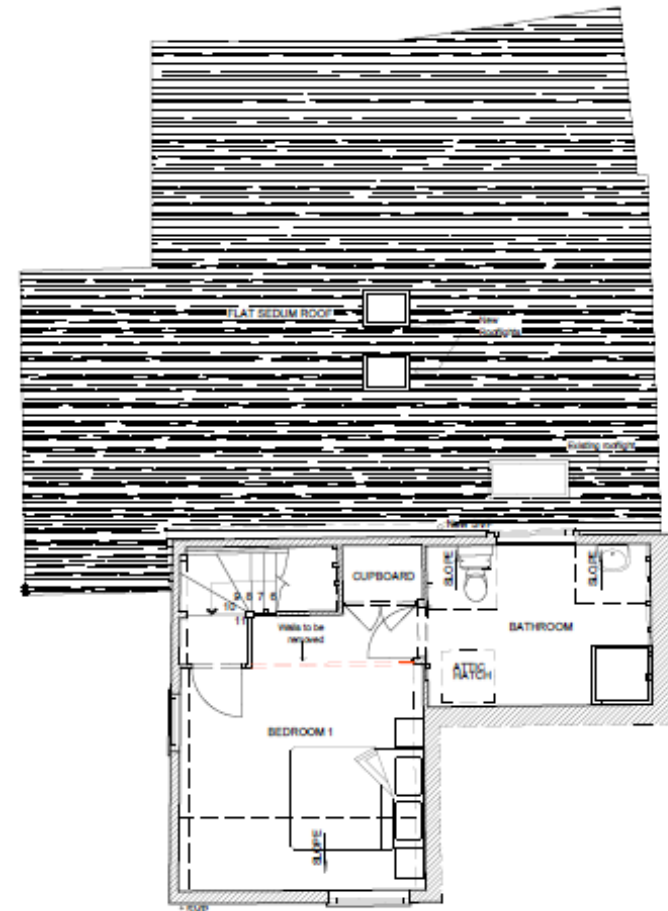


Figure 18 Proposed first floor plan

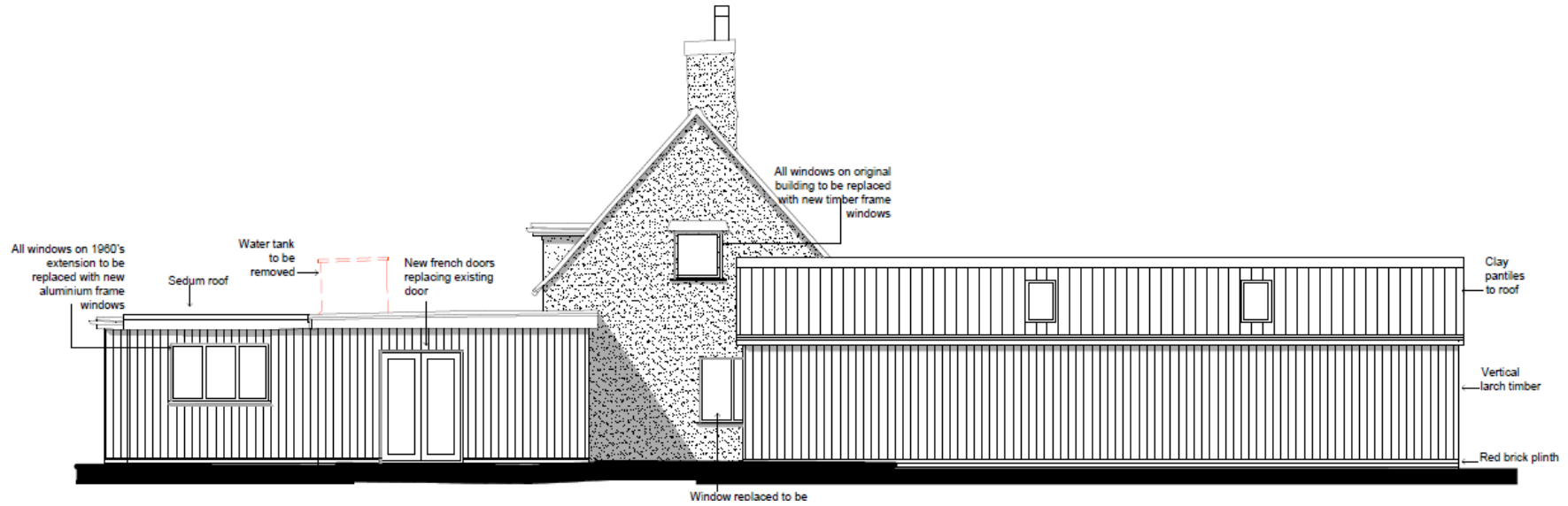


Figure 20 Proposed elevations south

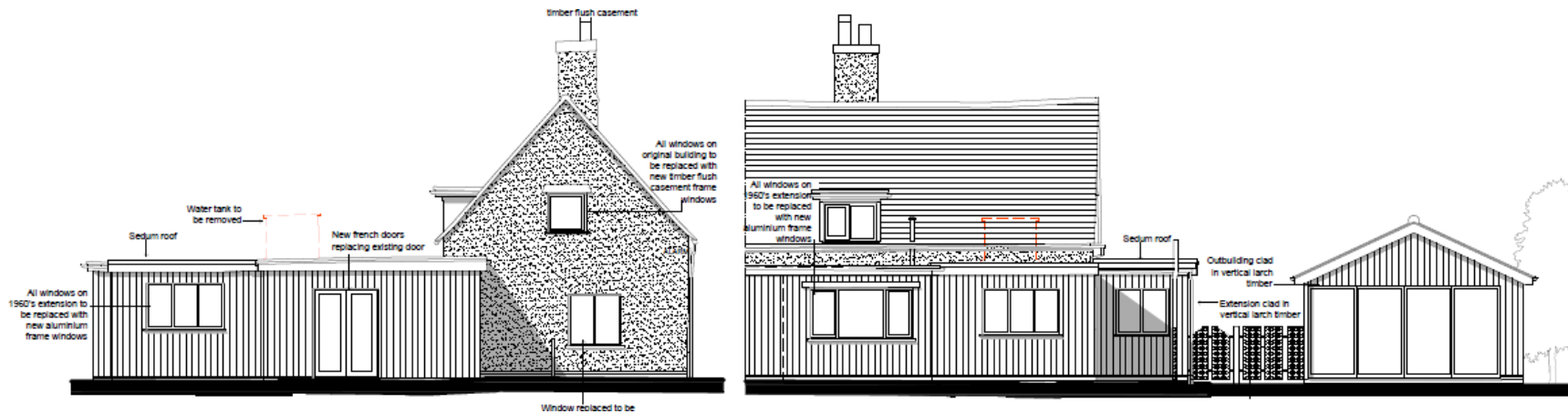


Figure 19 Proposed elevation south without outbuilding AND proposed elevation west

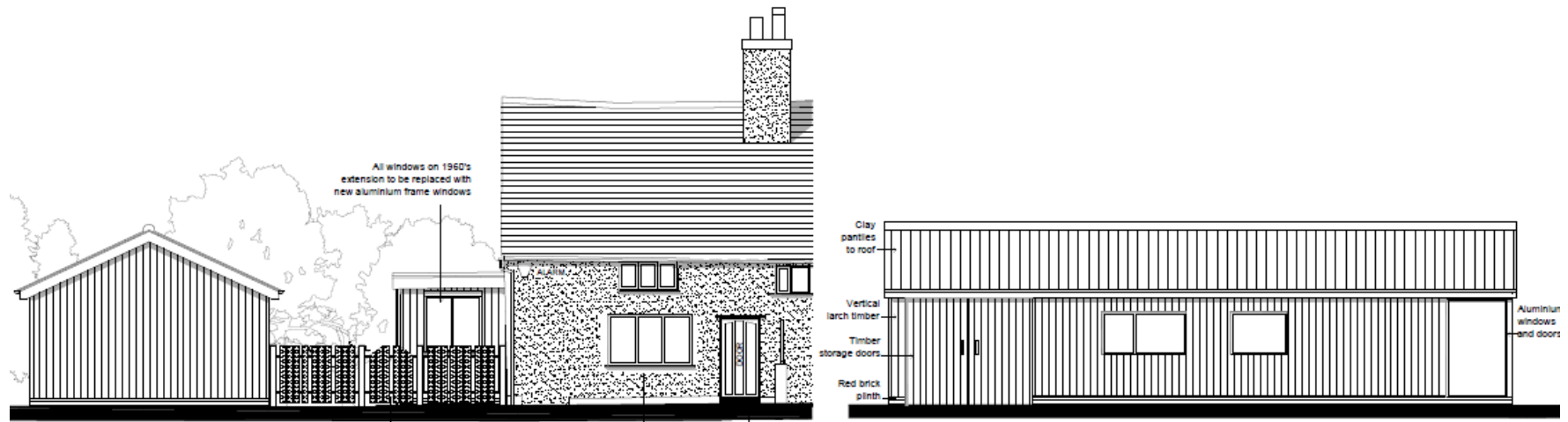


Figure 21 Proposed elevation east AND proposed elevation north

Site Photos



View of front elevation looking west- note flat roof extension



North elevation showing historic cottage and flat roofed extensions



Photo showing junction of existing old and new, bow window to be replaced with new timber sash



Image looking at rear or east elevation, box on top of roof is water tank, to be removed. New single storey extension to partially infill yard space.



Image looking at boxed in water tank on modern flat roofed extension



View from first floor looking north out onto the garden, note shed to be removed. Garden will increase when garage and store building is removed.



Existing shed to be removed



Existing modern garage and storage structure



Part of existing storage structure



View of house from road, extension will not be seen



Image of original historic bread oven behind modern doors



Photo to try and show other half of building- site is obscured by Cliftons modern dwelling to the front of site



Image of inside of bread oven



Image of first floor thin modern partition to be removed

5. Assessment of impact of proposed development on significance and setting of heritage assets

Impact on Number 4 Inglenook

- 5.1. The fabric of the historic part of the house will be almost entirely untouched. There are some alterations to the first floor to create a proper bedroom and shower room, but there is no loss of original or historic fabric. The modern glass and timber doors in front of the historic bread oven are to be removed providing an enhancement and better opportunity to appreciate the feature.
- 5.2. The removal of the twentieth-century garage and storage space will greatly enhance the immediate setting of the listed building. The wider setting has already become characterised by modern housing. It should be noted that a further cottage and three substantial outbuildings to the north of Inglenook were demolished during the twentieth century
- 5.3. The proposal also includes the removal of the twentieth century bow windows, and their replacement with more appropriate casements.
- 5.4. Overall, it is considered that this proposal will be an enhancement to the listed building. All those features which most contribute to the significance of the asset will be preserved. While the setting is changed and only a limited

contributor to significance, the removal of the flat-roofed garages and their replacement with a smaller, better-designed pitched-roofed structure will be more contextually appropriate.

Impact on Other Heritage Assets

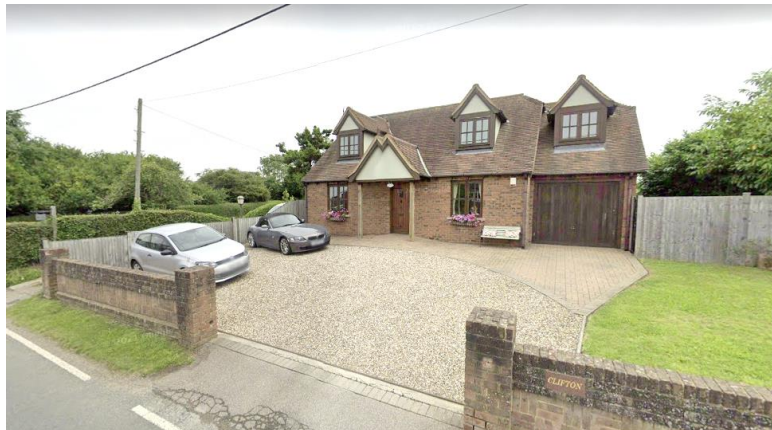
- 5.5. The crop marks to the east will not be impacted by this proposal.
- 5.6. The historic dispersed settlement of Stondon Massey is no longer visible on the ground, with the few surviving historic buildings surrounded and obscured by modern houses. There is a historic precedent for structures to the north of Inglenook, where there were further outbuildings and a cottage at least until the early twentieth century – the site is now overgrown.
- 5.7. There may once have been a visual relationship between 3 and 4 Stondon Green and Soams Farmhouse, but the building of Clifton, Sandstone, Woodberry, and other houses alongside the road in recent decades, have entirely interrupted any connection between Inglenook and the wider historic landscape of farmsteads, which is now almost urban in character. This proposal will have no impact on the setting, character, or significance of Soams Farmhouse.



Figure 22 View from entrance to Soams Farmhouse drive looking towards Inglenook



Figure 23 View of Cliftons, new build that sits in front of Number 3 and obscures through views- Number 4 can be seen on the left in the second image, the building also prevents views to Number 4 from Soams Farmhouse



6. Conclusion

- 6.1. Stondon Massey is a scattered village with a Norman church and former manorial site situated on a hill at some distance from the modern-day centres of population. There is a fine former Rectory, while the principal house in the parish, Stondon Place, was once the home of the famous composer William Byrd.
- 6.2. Inglenook, Number 4 Stondon Green, Nine Ashes Road, forms part of a grade II listed building, formerly a single house dating from the sixteenth century. It was once part of a cluster of cottages and farm buildings opposite Soams Farm and near The Brickmakers Arms.
- 6.3. In the course of the twentieth century, the neighbouring cottages and outbuildings were demolished, and large modern houses along the road have obscured views to and from the asset and altered the character of its setting. Soams farmyard was demolished and there is now a large housing development of the site. Inglenook received some flat-roofed rear extensions and a large range of garages.
- 6.4. This proposal seeks to make this tiny part of a sixteenth century house into a practical family home. The new small flat-roofed extension will be a modest addition.
- 6.5. The demolition of the garages will improve the disposition of the garden space, enhancing the immediate setting of the listed building. The replacement structure will be on a more modest scale and built with more appropriate materials and pitched roof.

- 6.6. The proposal will not impact the other nearby heritage assets.
- 6.7. Overall, this proposal will result in no harm to heritage assets. The carefully designed new extension and garage may be considered enhancements to the setting.

7. Bibliography

Policies, Legislation & Guidance

- **Historic England**, Conservation Principles. Policies and Guidance, April 2008

Secondary Sources

- 'Stondon Massey: Introduction', in A History of the County of Essex: Volume 4, Ongar Hundred, ed. W R Powell (London, 1956), pp. 240-242.
- John Marius Wilson, Imperial Gazetteer of England and Wales, 1870-72
- Encyclopaedia Britannica, entry for *William Byrd*

8. Appendices

Official List Entries and HER

- STONDON MASSEY TL50SE NINE ASHES ROAD 723-1/1/548 (East side (off)) 20/02/76 **Nos.3 AND 4** Bronte (3) (Formerly Listed as: BRENTWOOD NINE ASHES ROAD, Stondon Massey No. 3 and Inglenook) Grade II House, now divided into 2. Late C16, C18/19 and C20. Timber-framed, roughcast rendered and colourwashed, peg-tile roof. Rectangular plan. One and a half storeys (though fenestration looks to be 2 storey and attic). C20 single storey addition to rear projecting at both N and S end with twin projections on E side. W front, heavy central stack of C17 type, now rendered. House division at this point, No.4 having central doorway but No.3 has room over it. No.3 - all windows C20 casements with diamond leaded panes. Ground floor, N-S 4-light window, doorway with gabled porch, (porch C20, timber, rendered with side lights), door C20 boarded with diamond light, window of 3-lights. First floor, N-S, window, 3-lights (approx in line with stack), second window of 3-lights. C20 dormer window with shaped barge boards to simple gable (peg-tiled), 2-light casement. No.4, ground floor, N-S, C20 bow window, 4-lights, glazing bars, each light 2x3 panes, C20 boarded door in line with stack. First floor, one 3-light casement window. N end elevation - ground floor, bow window, 3-lights, glazing bars, each 2x4 panes. Above, plain casement 'picture' window. Rear elevation all C20, porch to S with panelled door on W side. House let into hill slope and only roof of early house revealed above C20 flat roof of extension.

Old roof has C20 dormer window with flat roof. INTERIOR: S end bow C18/19 addition with late primary bracing onto earlier late C16 house of 3 bows with heavy framing and straight arched bracing. Roof of wind braced, side purlin type. Back to back principal fireplaces, rebuilt but heavy stack and site of doorway of No.4 imply that house was originally of 3-celled lobby entrance type with heated parlour at S end. Remains of bread oven at rear of stack. Interior woodwork much renewed but some C17 slender joists with diminished haunched tenons with pendant soffits remain (perhaps alteration). The house could be earlier C16 originally and of open hall type with one storeyed end but evidence of this phase cannot now be seen due to restoration. Listing NGR: TL5857800674

- STONDON MASSEY TL50SE NINE ASHES ROAD 723-1/1/538 (West side) 20/02/76 **Soams Farmhouse** (Formerly Listed as: BRENTWOOD NINE ASHES ROAD, Stondon Massey Soams Farmhouse) Grade II House. c1600, C18/19 and C20. Timber-framed, roughcast rendered, red brick, roof peg-tiled with off centre stack an C18 rebuild but containing some early thin bricks. Plan rectangular, 3 cells with continuous rear out-shut. C18/19 secondary stack to S gable wall. 2 storeys. E front elevation - all windows are C20 metal casements with diamond leaded lights. Ground floor, N-S one light window, porch of timber and brick, gabled peg-tiled roof, door C20 flush panelled with a single leaded light, one 4-light window, one 3-light window. First floor, one 3-light window, one small 3-light window over porch, one 4-light and one 3-light

window. S gable end (extending over out-shut). Ground floor C20 flush panelled door, stack, one C19 fixed light 4 panes, one C20 casement, 4 panes. First floor, one metal framed C20 casement, one wooden framed C20 casement. N end gable has brick walling on main house but rendering on out-shut. Ground floor outshut, 2-light iron casement and first floor 2-light metal casement above, first floor also segment headed window in brick wall, 2 lights, C19 iron casement, small panes, 3x4. Rear W elevation - outshut wall, one and a half storeys. Windows irregular, two 2-light C20 casements, one 3-light C20 casement, door to N end, simple framed and 2 panels, upper panel glazed, simple C20 hood over on shaped brackets. INTERIOR shows 'classic' 3 celled arrangement. Stout plain timbering and chimney bow containing back to back fireplaces (now partly blocked and rebuilt). Ceiling bridging joists with lamb's tongue chamfer stops. Original doorway from first floor central room to closet over site of lobby entrance in front of stack. Also, original doorway from N end of first floor room at rear of stack to site of original stair at rear of stack. Middle rails at house front are particularly deep sectioned and this together with peg evidence suggests that large windows existed in the same positions as at present. Face halved and bladed scarfs, stout tension braces in transverse partitions and a cyma moulded corbel in the ground floor central room suggest a date c1600. The visible construction in the out-shut is now completely of C20. The out-shut was used as a dairy and is no doubt of considerable age. It probably also dates to the C17 and may have had a contemporary 'catslide' roof but later alteration

has probably raised the roof eave to present height. Listing NGR: TL5850400606

- 3 (Bronte) and 4 Nine Ashes Road, SMR Number: 26724, Type of record: Listed Building, Grid Reference: TL 585 006, Map Sheet: TL50SE, Parish: STONDON MASSEY, BRENTWOOD, ESSEX, Summary- Late C16 timber framed house. Full description- Late C16 timber framed house. Monument Types - TIMBER FRAMED HOUSE (C16, Post Medieval - 1567 AD to 1599 AD) Protected Status Listed Building (EH) (II) 1208703: 3 and 4 Nine Ashes Road
- Soams Farmhouse, SMR Number: 26725, Type of record: Listed Building, Grid Reference: TL 585 006, Map Sheet: TL50SE, Parish: STONDON MASSEY, BRENTWOOD, ESSEX Summary- Late C16/early C17 timber framed house. Full description- Late C16/early C17 timber framed house. Monument Types- TIMBER FRAMED HOUSE (Built c.1600, Post Medieval - 1567 AD to 1632 AD) Protected Status Listed Building (EH) (II) 1197347: SOAMS FARMHOUSE
- Stondon Massey historic settlement. SMR Number: 19229, Type of record: Monument, Grid Reference: TL 578 005, Map Sheet: TL50SE, Parish: STONDON MASSEY, BRENTWOOD, ESSEX, Summary- medieval and post-medieval dispersed settlement of Stondon Massey, Full description- The medieval settlement area is characteristic of the dispersed settlement

pattern prevalent in Brentwood Borough. The Church and Hall form an isolated group to the north of the parish, with a scatter of individual farms and cottages along the road edge. It is thought that the Chapman and André map of 1777 reflects the later medieval landscape reasonably well.

It is clear from the cartographic evidence that Stondon Massey changed very little during the post-medieval period. However the siting of a number of buildings suggests that a degree of purpresture (enclosure of roadside waste to build a cottage) took place in the 18th century. The principal development phase for Stondon Massey is late 20th century in date.

- East of Nine Ashes Road, SMR Number: 19325, Type of record: Monument, Grid Reference: TL 588 005, Map Sheet: TL50SE, Parish: STONDON MASSEY, BRENTWOOD, ESSEX, Summary- Cropmarks of field boundaries, Full description- Cropmarks of former field boundaries. Most are visible on 1st edition OS map sheet.

National, regional and local planning policies and guidance

- **The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66** states that in considering applications for development which affects a heritage asset or its setting, local planning authorities shall have special regard to the desirability of preserving the building or its setting. The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72. In respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- **The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72** In respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- **Paragraph 199 of the National Planning Policy Framework (2021)** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- **Paragraph 200 of the National Planning Policy Framework (2021).** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
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- **Paragraph 201 of the National Planning Policy Framework (2021)** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

- **Paragraph 202 of the National Planning Policy Framework (2021)** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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- Brentwood Local Plan 2016-2033

POLICY BE16: CONSERVATION AND ENHANCEMENT OF HISTORIC ENVIRONMENT A. All Designated Assets

1. Great weight will be given to the preservation of a designated heritage asset and its setting. Development proposals affecting a designated asset, including a listed building, conservation area, registered parks and gardens, or scheduled monument, will be required to: a. sustain and wherever possible enhance the significance of the assets and its settings (including views into and out of conservation areas and their settings); b. be supported by a Heritage Statement providing sufficient information on the significance of the heritage asset (according to its importance), the potential impacts of the proposal on the character and significance of the asset and its setting, and how the proposal has been designed to take these factors into account. The Statement should make an assessment of the impact of the development on the asset and its setting and the level of harm that is likely to result, if any, from the proposed development; c. provide clear justification for any works that

would lead to any harm to the asset. 2. Proposals that make sensitive and appropriate use of heritage assets, particularly where these bring redundant or under used buildings or buildings on the At Risk Register, into appropriate use consistent with their conservation status will be supported. 3. Proposals designed to enhance an asset and/or its setting and which reinforce its significance and contribution to the character of an area will be supported. 4. Development proposals that would be likely to cause either less than substantial or substantial harm to, or loss or partial loss of, a designated asset or its setting will be assessed in accordance with the statutory framework and national planning policy. 5. Where a proposed development involves the loss or partial loss of a designated asset, applicants will be required to record and advance understanding of the asset in a manner proportionate to its importance and the impact which will be caused.

Our Offices:

NORFOLK	T: 01603 516319	Norwich	NR203LR
SUFFOLK	T: 01284 336348	Bury St Edmunds	IP33 1HQ
CAMBRIDGESHIRE:	T: 01223 637283	Cambridge	CB246WZ
LINCOLNSHIRE	T: 01780 437333	Stamford	PE9 2AE
ESSEX	T: 01245 934184	Chelmsford	CM2 7PX